

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF SOUTH CAROLINA

In Re:

GOODWIN, STEPHEN MALCOLM  
GOODWIN, BRENDA JO

Debtor(s)

Case No.

02-06537-

Chapter 7

FILED

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U.S. BANKRUPTCY COURT  
DISTRICT OF SOUTH CAROLINA

TO: ALL CREDITORS AND PARTIES IN INTEREST

**NOTICE OF SALE OF PROPERTY FREE AND CLEAR OF LIENS AND OPPORTUNITY FOR HEARING**

TAKE NOTICE that John Kirkland Fort, Trustee, proposes to sell the property herein described free and clear of all liens and encumbrances according to the terms and conditions stated below.

TYPE OF SALE: Private

PROPERTY TO BE SOLD: House and lot located at 18056 Mallard Bend Road, Seneca, SC 29672

PRICE: \$440,000.00

APPRAISAL VALUE: \$485,000.00 per debtor's schedules.

BUYER: Douglas and Kathryn Mandel, non-interested parties.

PLACE AND TIME OF SALE: As soon as possible following approval from Bankruptcy Court. A closing has been tentatively scheduled for January 20, 2003.

SALES AGENT/AUCTIONEER/BROKER: W. M. Hales, Inc., 100 Ladykirk Lane, Greer, SC 29650

COMPENSATION TO SALES AGENT/BROKER/ETC: Mr. Hales has agreed to take 1/3 of the net proceeds as his compensation.

ESTIMATED TRUSTEE'S COMPENSATION ON SALE: The Trustee has agreed to take 1/2 of the net proceeds after the sales agent's compensation is deducted.

LIENS/MORTGAGES/SECURITY INTERESTS ENCUMBERING PROPERTY: 1<sup>st</sup> Mortgage - BB&T - \$261,915.86 + 52.65 per diem; 2<sup>nd</sup> Mortgage - BB&T - \$140,154.68 + \$21.02 per diem. Amounts subject to increase due to late charges, penalties, attorney fees, closing costs, etc.

DEBTOR'S EXEMPTION: \$10,000.00

PROCEEDS ESTIMATED TO BE PAID TO ESTATE: Estimated to be 1/2 of the net proceeds after the sales agent's compensation is deducted.

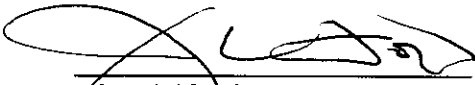
TAKE FURTHER NOTICE that any response, return and/or objection to this application should be filed with the Clerk of the Bankruptcy Court, 1100 Laurel Street, PO Box 1448, Columbia, SC 29202, at or before the hearing and a copy simultaneously served on all parties in interest.

TAKE FURTHER NOTICE that no hearing will be held on this application unless a response, return and/or objection is timely filed and served, in which case the Court will conduct a hearing on January 22, 2003, at 9:00 a.m., at Donald Stuart Russell Federal Courthouse, 201 Magnolia Street, Spartanburg, SC 29306-2355. No further notice of this hearing will be given.

The Court may consider additional offers at any hearing held on an objection to the sale. The court may order at the hearing that the property be sold to another party on equivalent or more favorable terms.

The Trustee may seek sanctions or other similar relief against any party filing a spurious objection to this notice.

Date: 1/7/03

  
John Kirkland Fort, Trustee  
PO Box 813  
Drayton, SC 29333  
(864) 591-1005  
District Court I.D. #863

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